



**NOTICE OF AUCTION
STATE OF OKLAHOMA**

Office of Management and Enterprise Services (OMES) * Division of Capital Assets Management (DCAM)
Real Estate & Leasing Services (REALS)

FOR SALE: **3200 NW 39 St., Oklahoma City, OK**

AUCTION DATE: **MONDAY, June 15, 2015 at 10:00 a.m.**

LEGAL DESCRIPTION: All in Oklahoma County, Oklahoma; consisting of 3.52 ACRES mol, more particularly described as:

All of Block Forty-Five (45), Brooklyn Addition to the City of Oklahoma City, Oklahoma and the East 30 feet of vacated Kalamazoo Avenue and the west 10 feet of vacated Land Avenue, less and except the north 28.5 feet and the south 25 feet of said Block 45, BROOKLYN ADDITION, according to the recorded plat thereof.

DIRECTIONS: From I-44 and N. May Ave. take the I44 service road (also known as NW 39th Street) West. Then turn left onto N. Drexel Blvd. Then take the 1st right onto NW 39th Street.

PROPERTY CONDITION: The subject property is located on a 3.52 acre site at the southeast corner of I-44 and Hefner Parkway junction. The improvements consist of two motel properties built in the mid-century. The east component is an older motel with approximately 11,137 GSF that is in poor condition. The newer of the two is a two-story motor court motel with approximately 25,712 GSF that is in fair condition, with some portions in poor conditions. The existing improvements were determined not to contribute any value to the site. The value of the property is solely in its underlying land value (per appraiser). PROPERTY SELLS "AS IS, WHERE IS". The appraised value of \$780,000 represents the value of the LAND only and does not include the buildings, any improvements or demolishing.

TERMS & CONDITIONS OF AUCTION

GENERAL INFORMATION: ANNOUNCEMENTS ON THE DAY OF SALE SUPERCEDE ALL OTHER ANNOUNCEMENTS, ORAL OR WRITTEN. **Interested bidders may inspect the property from 10:00 a.m. to 12:00 p.m. on Monday, June 1st, 2015.** OMES reserves the right to reject any or all bids at the sealed bid auction. NO BID IS OFFICIALLY ACCEPTED UNTIL APPROVAL OF OMES. REALS staff will publicly open and tabulate bids on the auction date; sale to the highest bid. PROPERTY WILL BE CONVEYED BY QUITCLAIM DEED, SURFACE RIGHTS ONLY.

APPRAISED VALUE: \$780,000.00: Pursuant to state statute the *property may not be sold for less than 90% of the appraised value.*

1. **SEALED BIDS MUST BE HAND DELIVERED BEFORE 5:00 P.M., OR POSTMARKED, NO LATER THAN Wednesday, June 10, 2015. IF POSTMARKED BY THE DEADLINE, THE BID MUST ALSO BE RECEIVED BY OMES NO LATER THAN THE BID OPENING DATE AND TIME.** Mailing address: ATTN: REALS, P. O. Box 53448, OKC, OK 73152, or hand deliver to REALS, Will Rogers Building, 2401 N Lincoln Blvd, Room 112, Oklahoma City, OK 73105.
2. Official REALS BID FORM must be signed by the bidder or an authorized representative.
3. Each bid must be accompanied by a check in the amount of 10% of the bidder's bid amount as earnest money, made payable to the Division of Capital Assets Management. Checks will be returned to unsuccessful Bidders.
4. Bids are to be enclosed in a SEALED envelope, bearing the notation on the outside of the envelope "BID for AUCTION -3200 NW 39th St., OKLAHOMA CITY, OK".
5. The State of Oklahoma makes no representations or warranties, expressed or implied, regarding the condition, suitability or environmental hazards of the property; the property is being sold subject to all easements, right-of-ways, and restrictions of record. Prospective bidders are advised to inspect the property for themselves prior to bidding; acreage and square footage are approximate and should be independently verified prior to bidding.

POST AUCTION TERMS

-Buyers will be responsible for paying all their own costs of closing, and any other associated costs for the purchase of the property. The Buyer is required to execute the Sales Contract within 25 days from the auction date. If the buyer fails to execute the Sales Contract, then the Seller may, at the Seller's option retain all earnest money paid by the Buyer. Closing will be set within 60 (Sixty) days of the execution of the Sales Contract, unless an alternative date is agreed upon between the parties.

-Possession will be given to the purchaser after the closing of the sale at the title company and after full payment of the purchase price has been tendered to DCAM.

Bid Packets will be available at the walk-through, by phone: (405) 521-3819 or
email: infoREALS@omes.ok.gov

This Notice Is Also Published Electronically at

[http://www.ok.gov/DCS/Real Estate & Leasing Services/Underutilized Property Auctions/](http://www.ok.gov/DCS/Real_Estate_&_Leasing_Services/Underutilized_Property_Auctions/) &
[http://www.ok.gov/DCS/Real Estate & Leasing Services/Requests for Proposal & Notices.html](http://www.ok.gov/DCS/Real_Estate_&_Leasing_Services/Requests_for_Proposal_&_Notices.html)



State of Oklahoma
Office of Management and Enterprise Services
Real Estate and Leasing Services

Official Sealed Bid Form
Sale of Real Property

I HEREBY SUBMIT MY SEALED BID FOR THE SALE OF THE PROPERTY DESCRIBED BELOW:

Property Address: 3200 NW 39th Oklahoma City, OK 73112

Legal Description: All of Block Forty-Five (45), Brooklyn Addition to the City of Oklahoma City, Oklahoma, and the east 30 feet of vacated Kalamazoo Avenue and the west 10 feet of the vacated Land Avenue, less and except the north 28.5 feet and the south 25 feet of said Block 45, Brooklyn Addition, according to the recorded plat thereof.

\$	DOLLARS
<i>Bid Amount</i>	

STATE OF OKLAHOMA, OFFICE OF MANAGEMENT AND ENTERPRISE SERVICES, REAL ESTATE AND LEASING SERVICES (REALS) RESERVES THE RIGHT TO REJECT ANY AND ALL BIDS AND/OR WAIVE ANY INFORMALITY.

By making a formal bid, and by my signature below, I acknowledge and hereby certify that I have read, understood, and agree to the TERMS OF THE PUBLIC NOTICE OF SEALED BID AUCTION FOR THE ABOVE DESCRIBED PROPERTIES, published by the State of Oklahoma, Office of Management and Enterprise Services for the above described property. I hereby approve and accept all of the terms and conditions of the Sealed Bid Notice. ***My check made out to the Division of Capital Assets Management in the amount of 10% of my bid amount is enclosed.***

Date of Bid

(Bidder's Signature)

(Print Bidder's Name)

(Bidder's Signature)

(Print Bidder's Name)

(Physical Address – MUST be provided – no P.O. Boxes)

(Mailing Address, if different)

(Phone)

(Cell or Alternate Phone)

(Email Address)

Sealed BIDS must be hand delivered before 5:00 p.m., or postmarked, no later than Wednesday, June 10, 2015. IF POSTMARKED BY THE DEADLINE, THE BID MUST ALSO BE RECEIVED BY REALS NO LATER THAN THE BID OPENING DATE AND TIME. By mail: Real Estate and Leasing Services, P.O. Box 53448, OKC, OK 73152, or delivered to REALS, Will Rogers Building, 2401 N Lincoln Blvd, Room 112, Oklahoma City, OK 73105. Bids will be opened **Monday, June 15, 2015 at 10am.**

Contact Information: Call 405-521-3819 or email: infoREALS@omes.ok.gov



**STATE OF OKLAHOMA
OFFICE OF MANAGEMENT AND ENTERPRISE
SERVICES (OMES)**

**ANNOUNCEMENTS ON THE DAY OF SALE
SUPERCEDE ALL OTHER ANNOUNCEMENTS,
ORAL OR WRITTEN.**

The Office of Management and Enterprise Services will conduct a sealed bid auction on June 15, 2015 at 10:00 AM for the sale of real property. Bids will be opened at the Will Rogers Bldg., 2401 N Lincoln Blvd, Okla. City, OK, in the 1st floor conference room. OMES will publicly open and tabulate bids at that time with the sale going to the highest bidder.

LEGAL DESCRIPTION: All of Block Forty-Five (45), Brooklyn Addition to the City of Oklahoma City, Oklahoma, and the east 30 feet of vacated Kalamazoo Avenue and the west 10 feet of the vacated Land Avenue, less and except the north 28.5 feet and the south 25 feet of said Block 45, Brooklyn Addition, according to the recorded plat thereof.

The appraiser valued the property at \$780,000.00 – “as is” marketable condition. Pursuant to state statute, the property may not be sold for less than 90% of the appraised value. The property is being sold “as is, where is”.

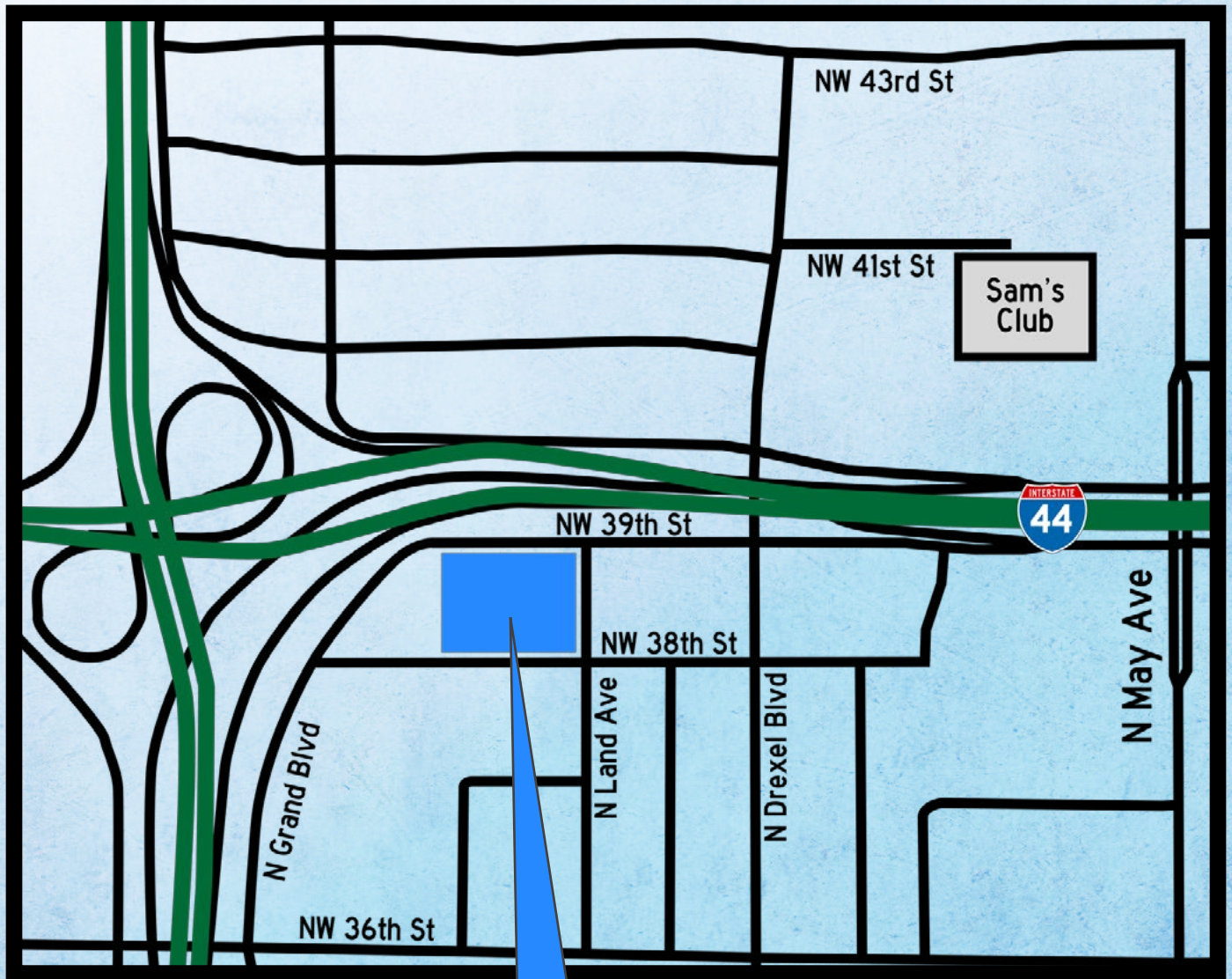
Interested bidders may inspect the property from 10:00 a.m. to 12:00 p.m. on Monday, June 1st , 2015.

For additional information and a bid packet, contact (405) 521-3819 or email infoREALS@omes.ok.gov.

Sealed bids must be hand delivered before 5:00 p.m., or postmarked no later than Wednesday, June 10th, 2015. If postmarked by the deadline, the bid must also be received by OMES no later than the bid opening date and time. OMES reserves the right to reject any or all bids at the sealed bid auction.

**NO BID IS OFFICIALLY ACCEPTED UNTIL
APPROVAL BY THE OMES.**





Kate Barnard Corrections Center